

WISCONSIN DEPARTMENT OF COMMERCE

1998 ROUND II BROWNFIELDS GRANT APPLICATION



Tommy G. Thompson, Governor William J. McCoshen, Secretary

ROUND II BROWNFIELDS GRANT APPLICATION

PARTEL APPLICATION SUMMARY			
Control of the Contro			
Applicant Name and Street Address	City, State, Zip		
Primary Contact Person, Title and Firm Address	Telephone Number Fax Number		
Timely Condition Stoom, The dild Time Address	Telephone Number Fax Number		
	E-mail Address		
	- mair/tauress		
A. Applicant Type			
☐ Local Development Corporation ☐	Person (Individual, Partnership, Corporation or LLC)		
☐ Municipality	relation of LLC)		
B. Initial Eligibility			
YN			
1.	s defined in to Comm 110.02(1) Wis. Adm. Code?		
	o domina in to domin 110.02(1) wis. Adm. Code?		
2. Does the project fulfill the following	eligibility requirements?		
Pursuant to Comm 110.07 Wis. Adm. Code The department may grant an award to a person, municipality, or			
liocal development corporation it all the following apply:			
(a.) The recipient will use all grant proceeds for brownfield	s redevelopment or associated environmental		
remediation activities.			
(b.) All of the following are unknown, cannot be located or	are financially unable to pay the costs of		
brownfield redevelopment or associated environmenta	l remediation activities.		
(1.) The party that caused the portion of the environ	mental contamination that is the basis for the grant		
request.			
(2.) Any person who possessed or controlled the engrant request before the contaminant was relea	vironmental contaminant that is the basis for the		
(c.) The recipient contributes to the cost of the project in calculations and the cost of the project in calculations.			
Y N	ash of in-kind.		
3. Have you submitted a Phase I and I	Lauring and all		
,	i environmental assessment?		
C. Project Information			
Requested Grant Amount Population of the Commu	nity: Minimum Match		
Category 1 Not to exceed \$300,000	20%		
Category 2 Greater than \$300,000, but not to exceed \$70			
☐ Category 3 Greater than \$700,000, but not to exceed \$1,2	250,000 50%		
Actual Grant Request \$	plicant Match. &		
	plicant Match: \$ rcentage Match: %		
TG.	70		

PARTIL PROJECT DESCRIPTION
A.) Project address, start date and estimated completion date:
Please attach a map of the site and the surrounding area, as well as any pictures. Also, attach a detailed schedule, indicating further investigations, cleanup, monitoring and redevelopment activities.
B.) Project Budget. Please fill out the chart on Page 5 with as much detail as possible.
C.) Describe the project implementation schedule, including brownfield redevelopment and environmental remediation activities, and site redevelopment. (please limit your response to two pages)
PARTIII. ECONOMIC IMPACT. A.) Please answer the following questions regarding the economic impact of the project:
What is the current taxable value of the brownfields site?
2.) What will be the taxable value of the brownfields site after project completion?
3.) How many jobs will be created in the five-year period?
4.) What type(s) of jobs will be created?
5.) What is the wage and benefit information for the various occupations?
6.) Provide the guerrage warm for all persunctions
6.) Provide the average wage for all occupations.7.) What businesses or activities will be occupying or expanding onto this project? Please attach a letter of
commitment from the company or individuals. 8.) Is the project located in a federal or state enterprise or development zone?
3.) Describe the potential for the project to promote economic development in the area. Include information about your responses in Part A and also consider the following (please limit your response to three pages):
 The impact of the project on the area's economic distress. The amount of local investment—primarily private sector funds. Any other factors of significant impact.

P/	ARTIVE	ENVIRONMENTAL CONDITIONS:
A.)	Please mark have on the	the appropriate boxes and answer any questions which relate to the impact the project will environment.
Y	N	Is contamination present? If yes, what contaminants are present?
		Does the contamination pervade throughout the entire site?
		Is the groundwater contaminated?
		Are people directly exposed to the contamination? How close are residential units?
		Are drinking wells affected? If yes, how many?
		Are drinking wells threatened by contamination? If yes, how many? Distance to well
		Is surface water used for drinking affected?
		Is surface water, which is used for drinking, threatened by contamination? Distance from contamination to water
		Has the property been a source of surface water contamination? (e.g. lakes, rivers, streams)
		Are there any air emissions of contaminants?
		Has an Enforcement Standard been exceeded?
		Has a Preventative Action Limit been exceeded?
		Are any critical habitats threatened or affected, such as wetlands?
У	our respons	mmary of the environmental situation and any safety concerns, including any explanations of ses in Part A. our response to two pages)
a iı iı	and the propo innovativenes	impact of the project on the environment by describing the environmental remediation plan osed brownfield redevelopment in which grant funds will be utilized. Please address the ss of the proposal for remediation and redevelopment: examples of which could be an use, unique private/public partnerships or some similar relationship. (please limit your response

(2) A map showing the location of the is located in any specially designa-	ated federal, state or local economic finan	it located, and an indication if this project
resources to complete the projec	g documentation, that the applicant is final t in a timely manner, assuming that the gr nvironmental assessment summaries con	rant is awarded
PART VEVAPPLIOANT	GERNIE GANONE	
I hereby declare and certify that this a pursuant to S. 560.13 and Comm 110	pplication is true and correct to the best on Wis. Adm. Code that all of the following a	of my knowledge. I also certify, apply:
program report shall be submitted at the property of the department and are op-		it and program reports become the
Chemical, Petroleum Environmental C	nis chapter will not replace funds from any Cleanup Act and the Superfund. at reasonable terms from any other source	•
(e.) That the project will not likely take	e place without the grant <u>and</u> lace any worker in the state of Wisconsin.	, in the second
Authorized Signature	Title	Date

PART V. REQUIRED SUPPORTING DOCUMENTATION

RETURN OR POSTMARK THE APPLICATION NO LATER THAN FRIDAY, AUGUST 14th, 1998.

PROJECT BUDGET

					SOURCE	3CE				
PROJECT ACTIVITY	MONEY AMOUNT	Comm Grant	Appli- cant	Public	Other	Match	In-Kind	Cash	Past Cost Date	OTHER ACTIVITIES
				·						
			·							
						·				
-										
		-			·					

APPENDIX A

DEPARTMENT OF COMMERCE

RULE RELATING TO THE BROWNFIELDS GRANT PROGRAM

The Department of Commerce (Commerce) hereby proposes to adopt a to create Chapter 110 Wisconsin Administrative Code, relating to the Brownfields Grant Program.

Analysis of Rules

Statutory Authority: Section 560.13, Stats.

Statutes Interpreted: Section 560.13, Stats.

On October 14, 1997, 1997 Wisconsin Act 27, took effect. That act created Section 560.13, Stats., which appropriated \$5.0 million in funds for each of the state fiscal years of the biennium that can be distributed by Commerce in the form of grants for brownfields redevelopment or associated environmental remediation. The act requires Commerce to promulgate administrative criteria for issuing grants for brownfields redevelopment and associated environmental remediation, prescribing the amounts of grants that may be awarded, and including criteria for the awarding of grants on the basis of projects that promote economic development, positive effects on the environment, the total of and quality of the recipient's contribution to their project and innovative proposals for remediation and redevelopment. The act directs the Department to promulgate an emergency rule to begin implementing the Brownfields Grant Program before permanent rules may be promulgated under Chapter 227, Stats., and exempts the Department from making a finding of an emergency. This emergency rule was developed in consultation with the Department of Natural Resources and the Department of Administration and published and took effect on December 31, 1997. Commerce has decided to adopt the emergency rule as a permanent rule subject to public hearing review and comment pursuant to s. 227, 24(4), Stats.

Pursuant to Section 560.13, Stats., the Department of Commerce has authority to award grants for brownfields redevelopment or associated environmental remediation to any. Chapter 110, titled "Brownfields Grant Program", Wisconsin Administrative Code is being created to establish the criteria the Department will use to issue the grants. This chapter includes the same definitions contained in the Statutes necessary to implement the law. In addition, these rules delineate the criteria the Department will consider in the awarding of grants, including the content and information required from applicants, the conditions of contract under the grant, and reporting and auditing of implementing the grant in terms of periodic financial and program reports.

Contact Person

Dennis W. Kozich, Chief Legal Counsel, Department of Commerce - 608/266-3203.

ORDER

Pursuant to the authority vested in the Department of Commerce by Section 560.13, Stats., the Department of Commerce hereby creates Chapter Comm 110, Wisconsin Administrative Code, relating to the Brownfields Grant Program.

SECTION 1. Chapter Comm 110 Wisconsin Administrative Code is created to read:

Chapter COMM 110

BROWNFIELDS GRANT PROGRAM

Comm 110.01 PURPOSE. Pursuant to section 560.13, Stats., the purpose of this chapter is to set forth the criteria for issuing grants for brownfields redevelopment or associated environmental remediation, prescribing the amounts of grants that may be awarded, and including criteria for the awarding of grants on the basis of projects that promote economic development, positive effects on the environment, the total of and quality of the recipient's contribution to their project and innovative proposals for remediation and redevelopment.

Comm 110.02 DEFINITIONS. In this chapter:

- (1) "Brownfields" means abandoned, idle or underused industrial or commercial facilities or sites, the expansion or redevelopment of which is adversely affected by actual or perceived environmental contamination.
- (2) "Brownfields redevelopment" means any work or undertaking by a person, municipality or local development corporation to acquire a brownfields facility or site and to raze, demolish, remove, reconstruct, renovate or rehabilitate the facility or existing buildings, structures or other improvements at the site for the purpose of promoting the use of the facility or site for commercial, industrial or other purposes. "Brownfields redevelopment" does not include construction of new facilities on the site for any purpose other than environmental remediation activities.
 - (3) "Department" mean the department of commerce.
- (4) "Environmental remediation activities" means investigation, analysis and monitoring of a brownfields facility or site to determine the existence and extent of actual or potential environmental pollution; abating, removing, or containing environmental pollution at a brownfields facility or site; or restoring soil or groundwater at a brownfields facility or site.
- (5) "In-kind contribution" means actual remediation services performed by a person qualified to provide such services under federal, state and local laws. These services may include, but are not limited to:
 - (a) providing treatment services of contaminated groundwater;
 - (b) operating remediation services;
 - (c) excavating or hauling soil or other materials;
 - (d) surveying;
 - (e) conducting demolition activities;
 - (f) providing site security or site maintenance; and
 - (g) performing investigation activities.

- (6) "Local development corporation" means a non-profit corporation organized under ch. 181, Stats., that does all of the following: .
 - (a) Operates within specific geographic boundaries.
 - (b) Promotes economic development within the specific geographic area.
 - (c) Demonstrates a commitment to or experience in the redevelopment of brownfields.
 - (7) "Municipality" means a city, village, town or county.
 - (8) "Person" means an individual, partnership, corporation or limited liability company.
- (9)(a) "Phase 1 environmental assessment" means an assessment of a site to identify potential or known areas of environmental contamination. This assessment may include, but is not limited to, reviewing records, interviewing persons, and conducting physical inspections of the site.
- (b) "Phase 2 environmental assessment" means an assessment of a site to physically confirm that contamination exists in potential or known areas of environmental contamination identified in the Phase 1 environmental assessment, but not to determine the nature, degree and extent of contamination. This assessment may include, but is not limited to, field sampling of media, laboratory analysis of samples and visual confirmation of environmental contamination at the site.
- (10) "Project" means any brownfields redevelopment or environmental remediation activities undertaken on a site by or at the direction of an eligible recipient under section 560.13 (2) (a)., Stats.
 - (11) "Recipient match" means the contribution required under section 560.13 (2) (b), Stats.

Comm 110.03 GRANT PROCESS. The department shall consider the following criteria before awarding a grant:

- (1) The potential of the project to promote economic development including; but not limited to, job creation, wages and benefits, impact on distress in the area, local and private investment, increase in taxable property, impact on the community, and other factors the Department considers relevant.
 - (2) Whether the project will have a positive effect on the environment.
- (3) The quality and amount of the recipient's contribution to the project to include the cost of activities undertaken by or at the direction of the recipient.
- (4) The innovativeness of the recipient's proposal for remediation and redevelopment including; but not limited to, proposed reuse, public/private partnership and other factors the Department considers relevant.

Comm 110.04 ASSESSMENT SERVICES. Grant proceeds may only be used for assessment services that are to be incurred following the completion of phase 1 and phase 2 environmental assessments.

Comm 110.05 CONTRACTS. Each successful applicant shall enter into a contract with the department for the purpose of implementing the proposed grant under this subchapter. Each contract shall be signed by the secretary of commerce and the chief executive officer of the eligible recipient, or by the authorized representative of the eligible recipient. The department may void a contract and seek a return of any funds released under the contract for failure by the grant recipient to perform its obligations under the contract.

Comm 110.06 REPORTING AND AUDITING. A successful applicant for a grant under this subchapter shall provide the department semi-annual financial and program reports. A financial audit and final program report shall be submitted at the end of each contract. The financial audit and the program reports become the property of the department and are open to public inspection.

Comm 110.07 ELIGIBILITY. The department may grant an award to a person, municipality, or local development corporation if all of the following apply:

- (a) The recipient uses the grant proceeds for brownfields redevelopment or associated environmental remediation activities.
- (b) All of the following are unknown, cannot be located or are financially unable to pay the cost of brownfields redevelopment or associated environmental remediation activities:
- 1. The party that caused the portion of the environmental contamination that is the basis for the grant request.
- 2. Any person who possessed or controlled the environmental contaminant that is the basis for the grant request before the contaminant was released.
- (c) The recipient contributes to the cost of the project in cash or in-kind.

Comm 110.08 APPLICATION CONTENT. Applications from eligible applicants shall be submitted to the department. Each application shall contain all of the following:

- (1) The name, address, and designated contact person of the eligible applicant.
- (2) A description of the proposed project, including all of the following:
- (a) The location and duration of the project.
- (b) The brownfields redevelopment and environmental remediation activities that the eligible applicant is seeking grant funds for.
- (c) An itemized estimate of the proposed cost of each project activity.
- (d) A description of the proposed match, and the qualifications of the persons conducting any in-kind services.
- (e) A project implementation schedule, including the brownfields redevelopment activities, environmental remediation activities, and site redevelopment.
- (f) The amount and availability of the expenditures required for local infrastructure relating to the project.
- (g) The immediate and continuing effects of the project upon the political subdivisions within which it will be located.
- (h) A map showing the location of the project within the municipal jurisdiction it is located, and an indication if this project is located in any specially designated federal, state or local economic financing or taxation zone.
- (3) A statement, including supporting documentation, that the applicant is financially sound and has the financial resources to complete the project in a timely manner, assuming the grant is awarded.
 - (4) The potential for the project to promote economic development in the area.
 - (5) The impact the project will have on the environment.
- (6) The amount and quality of the applicant's contribution to the project, including the amount and availability of capital investment and cash or in-kind service contributions.

A list of other federal, state, local and private funding or financial sources the eligible applicant may be seking funding from, including the timing of such funding awards.

- (7) The innovativeness of the applicant's project proposal for remediation and redevelopment.
- (8) An explanation of how the proposed project addresses the evaluation and eligibility criteria established in ss. Comm 110.03 and Comm 110.07.
- (10) An explanation of why assistance under the brownfields grant program is necessary and what is likely to result if assistance is not granted, including statements that:
 - (a) sufficient funding is not available at reasonable terms from any other source,
 - (b) that state funds received under this chapter will not replace funds from any other sources, such as Agri-Chemical, Petroleum Environmental Cleanup Fund Act, and Superfund,
 - (c) that the project is not likely to take place without the grant, and
 - (d) that the proposed project will not displace any worker in the Wisconsin.
- (10) A plan for conducting a financial audit of the grant and for submitting program reports to the department on the results of the project, pursuant to section Comm 110.06.
- (11) Copies of phase 1 and phase 2 environmental assessments conducted in regard to the property.

. (END)	
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Pursuant to s. 227.22 (2), Stats., these rules shall take effect on the first day of the month following publication in the Wisconsin Administrative Register.	
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APPENDIX B

- (c) The nonprofit organization submits a plan to the department detailing the project and the proposed use of the grant.
- (d) If the grant is part of a project that is also funded by contributions from other sources, the nonprofit organization provides the department with the amount of those contributions or pledges for contributions that the nonprofit organization received before the grant is made.
- (e) The secretary approves the plan submitted under par. (c) before awarding the grant.
- (f) The nonprofit organization agrees to submit to the department, within 90 days after spending the full amount of the grant, a report detailing the actual use of the proceeds of the grant.
- (3) APPLICABILITY. This section does not apply after June 30, 1999.

SECTION 4340. 560.036 (2) (a) of the statutes is amended to read:

560.036 (2) (a) For the purposes of ss. 16.75 (3m), 16.855 (10m), 16.87 (2), 18.16, 18.64, 18.77, 25.185, 66.911, 119.495 (2), 231,27, 234.65 (6) and 234.85 and 234.35, the department shall establish and periodically update a list of certified minority businesses, minority financial advisers and minority investment firms. Any business, financial adviser or investment firm may apply to the department for certification. For purposes of this paragraph, unless the context otherwise requires, a "business" includes a financial adviser or investment firm.

SECTION 4341c. 560.037 (3) of the statutes is amended to read:

560.037 (3) The department may not make grants under sub. (1) that exceed $\$80,000 \ \$125,000$ in total in any year.

SECTION 4342c. 560.038 (2) (c) of the statutes is repealed.

SECTION 4342j. 560.038 (2) (d) of the statutes is repealed.

SECTION 4342m. 560.038 (3) of the statutes is repealed.

SECTION 4343c. 560.039 (2) (b) of the statutes is repealed.

SECTION 4343j. 560.039 (2) (c) of the statutes is repealed.

SECTION 4343m. 560.039 (3) of the statutes is repealed.

SECTION 4344. 560.045 of the statutes is amended to read:

560.045 Community development block grant administration. Notwithstanding s. 16.54 (2) (a), from moneys received under a community development block grant, 42 USC 5301 to 5320, the department shall contract with the department of administration for the administration of housing programs, including the housing improvement grant program and the initial rehabilitation grant program. To the extent allowed under federal law or regulation, the department shall give priority in the

awarding of grants under the programs to grants for projects related to the redevelopment of brownfields, as defined in s. 560.60 (1v).

SECTION 4346. 560.06 of the statutes is created to read:

560.06 Memorandum of understanding on use of allocated moneys. The department may provide assistance to a nonprofit organization that provides assistance to organizations and individuals in urban areas. No later than December 30, 1997, the department of commerce shall enter into a memorandum of understanding with the department of administration that specifies how the department of commerce may use the moneys allocated under s. 20.143 (1) (c) for providing assistance under this section.

SECTION 4349d. 560.09 (5) of the statutes is repealed.

SECTION 4351. 560.13 of the statutes is created to read:

560.13 Brownfields grant program. (1) In this section:

- (a) "Brownfields" means abandoned, idle or underused industrial or commercial facilities or sites, the expansion or redevelopment of which is adversely affected by actual or perceived environmental contamination.
- (b) "Brownfields redevelopment" means any work or undertaking by a person, municipality or local development corporation to acquire a brownfields facility or site and to raze, demolish, remove, reconstruct, renovate or rehabilitate the facility or existing buildings, structures or other improvements at the site for the purpose of promoting the use of the facility or site for commercial, industrial or other purposes. "Brownfields redevelopment" does not include construction of new facilities on the site for any purpose other than environmental remediation activities.
- (d) "Environmental remediation activities" means investigation, analysis and monitoring of a brownfields facility or site to determine the existence and extent of actual or potential environmental pollution; abating, removing or containing environmental pollution at a brownfields facility or site; or restoring soil or groundwater at a brownfields facility or site.
- (e) "Local development corporation" means a non-profit corporation organized under ch. 181 that does all of the following:
 - 1. Operates within specific geographic boundaries.
- 2. Promotes economic development within the specific geographic area.
- 3. Demonstrates a commitment to or experience in the redevelopment of brownfields.
- (f) "Municipality" means a city, village, town or county.
- (g) "Person" means an individual, partnership, corporation or limited liability company.

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- (2) (a) Subject to subs. (4) and (5), from the appropriations under s. 20.143 (1) (br) and (qm) the department may make a grant to a person, municipality or local development corporation if all of the following apply:
- 1. The recipient uses the grant proceeds for brown-fields redevelopment or associated environmental remediation activities.
- 2. All of the following are unknown, cannot be located or are financially unable to pay the cost of brownfields redevelopment or associated environmental remediation activities:
- a. The party that caused the portion of the environmental contamination that is the basis for the grant request.
- b. Any person who possessed or controlled the environmental contaminant that is the basis for the grant request before the contaminant was released.
- 3. The recipient contributes to the cost of the project as provided in par. (b).
- (b) 1. The contribution required under par. (a) 3. may be in cash or in-kind. Cash contributions may be of private or public funds, excluding funds obtained under the program under s. 560.17 or under any program under subch. V or VII of this chapter. In-kind contributions shall be limited to actual remediation services.
- 2. For a grant that does not exceed \$300,000, the recipient shall be required to contribute not less than 20% of the cost of the project. For a grant that is greater than \$300,000 but that does not exceed \$700,000, the recipient shall be required to contribute not less than 35% of the cost of the project. For a grant that is greater than \$700,000 but that does not exceed \$1,250,000, the recipient shall be required to contribute not less than 50% of the cost of the project.
- (3) (a) The department shall award grants under this section on the basis of the following criteria:
- 1. The potential of the project to promote economic development in the area.
- 2. Whether the project will have a positive effect on the environment.
- 3. The amount and quality of the recipient's contribution to the project.
- 4. The innovativeness of the recipient's proposal for remediation and redevelopment.
- (b) If possible, when making a determination under par. (a), the department shall accord a 50% weight to the criterion under par. (a) 1., a 25% weight to the criterion under par. (a) 2., a 15% weight to the criterion under par. (a) 3. and a 10% weight to the criterion under par. (a) 4.
- (4) (a) From the appropriations under s. 20.143 (1) (br) and (qm) in fiscal year 1997–98, and from the appropriation under s. 20.143 (1) (qm) in fiscal year 1998–99, the department shall award all of the following in each of those fiscal years:
- 1. A total of \$750,000 in grants that do not exceed \$300,000.

- 2. A total of 1,750,000 in grants that are greater than 300,000 but that do not exceed 700,000.
- 3. A total of \$2,500,000 in grants that are greater than \$700,000 but that do not exceed \$1,250,000.
- (b) The department may not award a grant that exceeds \$1,250,000.
- (c) The department shall award at least 7 grants for projects that are located in municipalities with a population of less than 30,000.
- (5) Before the department awards a grant under this section, the department shall consider the recommendations of the department of administration and the department of natural resources.
- (6) The department shall promulgate rules that establish criteria, within the guidelines under subs. (2) and (3), for awarding grants under this section, including the circumstances under which grant proceeds may be used for assessment services.
- (7) On or before December 31, 1998, and annually thereafter, the department shall submit a report on the effectiveness of the program under this section to the legislature under s. 13.172 (2) and to the governor and the department of administration.

SECTION 4352. 560.135 of the statutes is created to read:

560.135 Mining economic development grants and loans. (1) In this section:

- (a) "Area affected by mining" means an area in which all of the following apply:
- 1. Public and private infrastructure are or were provided to support mining activity.
- 2. Public funds are or were expended for costs associated with mining activity.
- 3. Construction of a mine has commenced and economic diversification is necessary to reduce dependence on mining activity for the long-term economic growth and stability of the area.
 - (b) "Board" means the development finance board.
 - (c) "Business" has the meaning given in s. 560.60 (2).
- (d), "Community-based organization" has the meaning given in s. 560.14 (1) (c).
- (e) "Local development corporation" means any of the following:
- 1. The elected governing body of a federally recognized American Indian tribe or band in this state or any business created by the elected governing body.
- 2. A nonprofit corporation organized under ch. 181 that does all of the following:
 - a. Operates within specific geographic boundaries.
- b. Promotes the economic development within the specific geographic area.
 - (f) "Mining" means metallic mineral mining.
- (2) Subject to subs. (3) and (4), the board may award a grant or loan for the purpose specified to any of the following entities located in an area affected by mining:



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